



To: John McDonough, City Manager

From: Michelle Alexander, Director of Community Development

Date: May 27, 2016 for Submission onto the June 7, 2016 City Council Meeting

Subject: Approve 2016 Draft CDBG Annual Action Plan for 30-day Comment Period

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***Department of Community Development Recommendation***

Advertise draft 2016 CDBG Annual Action Plan for 30-day public comment period.

***Background***

The 30-day public comment period affords residents an opportunity to comment on proposed projects and activities for 2016.

***Discussion***

The 2016 Annual Action Plan public hearing was held on February 2, 2016. A final draft will be submitted to Council for approval on July 19, 2016. Staff recommends committing 2016 CDBG funds to the South Roswell Road Multiyear Sidewalk construction project, which will target the areas along Northridge Drive between Roswell Road and GA-400 to complete pedestrian lighting and between I-285 and Long Island Drive to complete streetscape improvements.

***Financial Impact***

The City has received notification of award of \$592,429 in CDBG funds for 2016.

***Attachment(s)***

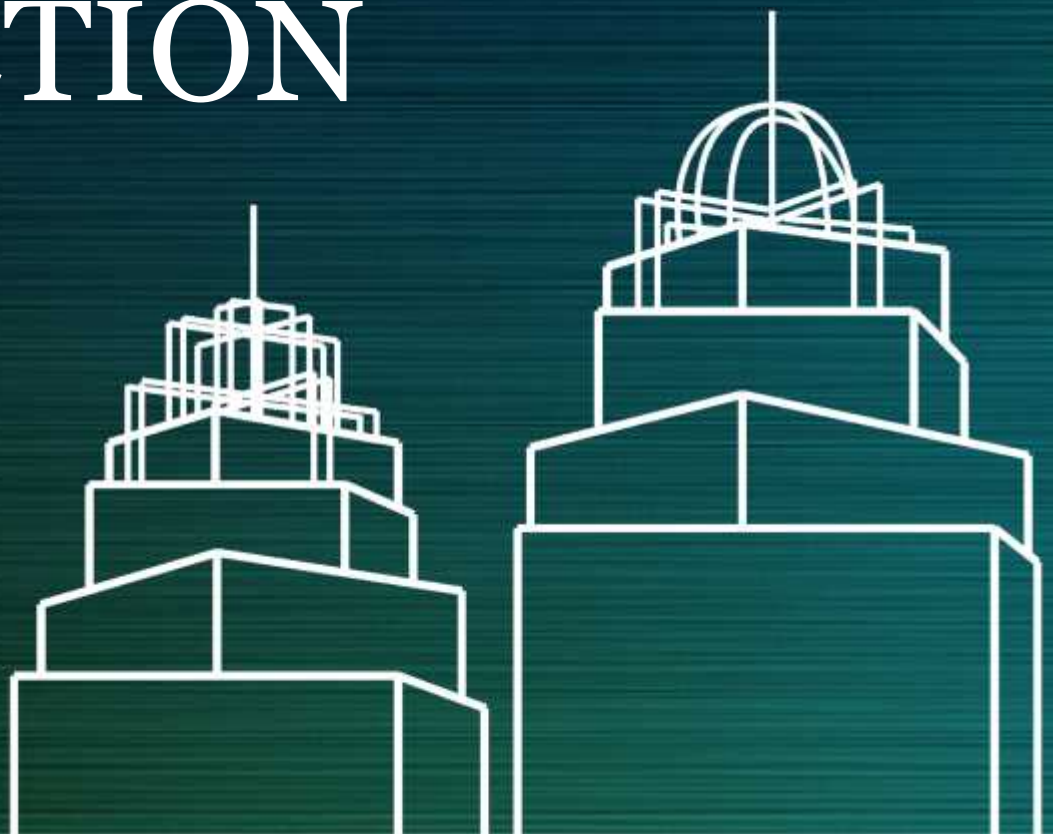
PowerPoint slide  
2016 Draft CDBG Annual Action Plan

*Community  
Development*

# CDBG DRAFT 2016 ANNUAL ACTION PLAN

City Council Work Session

June 7, 2016



## CDBG Annual Action Plan – Proposed Projects

### ○ **Phase 3 of the South Roswell Road Multiyear Sidewalk Project**

- Northridge Pedestrian Lighting Project – Northridge Drive between Roswell Rd and GA-400
- Roswell Road Streetscape Project – Roswell Road South of I-285 to Long Island Drive

## 2016 Annual Action Plan Revised Schedule

- **February 2, 2016** – Public Hearing
- **June 7, 2016** – Work Session
  - City Council consent to advertise draft for 30-days
- **June 8, 2016** – Draft plan available for review until July 9th
- **July 19, 2016** – Council Action on Plan
- On or before **July 22, 2016** – Submit plan to HUD

**DRAFT**  
**2016 Annual Action Plan**  
**Sandy Springs, GA**



**Submitted (TBD)**

**U.S. Department of Housing and Urban Development  
Atlanta Regional Office  
Five Points Plaza Building  
40 Marietta Street  
Atlanta, GA 30303**



Annual Action Plan  
2016

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# Executive Summary

## *AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)*

### **1. Introduction**

The Annual Action Plan provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The Consolidated Plan is a 5-year plan which describes the City's community development priorities and multiyear goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions, and available resources.

### **2. Summarize the objectives and outcomes identified in the Plan**

The Needs Assessment identified Public Improvements and Infrastructure and Public Service as the priority needs for the City. The City has determined that completion of the Roswell Road Multiyear Sidewalk Project, begun under the previous Consolidated Plan, will be the initial project for the 2013-2017 Consolidated. The CDBG Program for this project will fulfill the Suitable Living Environment objective and Availability/Accessibility outcome of the CPD Performance Measurement Framework. Any future Public Service projects will also be required to fulfill one of the three objectives [(1) Decent, Affordable Housing, (2) Suitable Living Environment, and (3) Economic Opportunities] and the three outcomes [(1) Availability/Accessibility, (2) Affordability, and (3) Sustainability].

### **3. Evaluation of past performance**

The City of Sandy Springs began its participation in HUD's CDBG Program in 2008 and the City's 2008-12 plan identified a single priority for the first five years of its program: infrastructure improvements. Consequently, a multiyear sidewalk program was developed for the Roswell Road corridor between Dalrymple Road and the Chattahoochee River. The Roswell Road Multi-year Sidewalk Project was completed in May 2015.

In, March 2016 the City completed Phases 1 and 2 of the construction of sidewalks in the southern part of the City along Roswell Road within the eligibility area. For the remainder of 2016, the City will continue with Phase 3 of the South Roswell Road Multi-year Project which will include the design, construction, and installation of pedestrian lighting between Roswell Road and GA-400 on Northridge Drive. This phase will also include the design, inclusive of environmental work, and right-of-way acquisition for street scape improvements along Roswell Rd South of I-285 to Long Island Drive.

### **4. Summary of Citizen Participation Process and consultation process**

The City of Sandy Springs adopted its Citizen Participation Plan in 2006. The plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program, and the evaluation of the program's annual performance.

In conformance with the Citizen Participation Plan, the City anticipates holding the required public hearings and meetings to solicit comments on community needs as part of the development of the Annual Action Plan. Those meeting dates are as follows:

1. Public Hearing and Program Update on Tuesday, February 2, 2016, at 6:00 p.m. (Sandy Springs City Hall)
2. Draft Review and Public Comment Period Announcement on Tuesday, June 7, 2016, at 6:00 p.m. (Sandy Springs City Hall)
3. Public Hearing and Annual Action Plan Adoption on Tuesday, July 19, 2016, at 6:00 p.m. (Sandy Springs City Hall)

The City of Sandy Springs has maintained a webpage dedicated to the CDBG Program and the planning and reporting documents in an effort to broaden public participation in the City's process, . The City also has a dedicated email address ([cdbgprogram@sandyspringsga.gov](mailto:cdbgprogram@sandyspringsga.gov)) to allow for questions or comments to be sent to the City on any aspect of the CDBG program to give the community easy access to CDBG Program information.

5. **Summary of public comments**
6. **Summary of comments or views not accepted and the reasons for not accepting them**
7. **Summary**



## **PR-05 Lead & Responsible Agencies – 91.200(b)**

### **1. Agency/entity responsible for preparing/administering the Consolidated Plan**

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	City of Sandy Springs	
CDBG Administrator	City of Sandy Springs	Department of Community Development
HOME Administrator		
HOPWA Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

#### **Narrative (optional)**

The City of Sandy Springs', Community Development Department, is the lead agency responsible for planning, implementation and performance reporting for the Community Development Block Grant (CDBG) Program that is covered by this Annual Action Plan. The City will be the administrator of all projects, programs and other activities funded with annual CDBG entitlement funds.

#### **City of Sandy Springs**

##### **Department of Community Development**

7840 Roswell Road, Building 500

Sandy Springs, GA 30350

770-730-5600

[www.sandyspringsga.gov](http://www.sandyspringsga.gov)

Michelle Alexander, *Director of Community Development*

Ginger Sottile, *Manager of Planning & Zoning*

#### **Consolidated Plan Public Contact Information**

E-mail: [cdbgprogram@sandyspringsga.gov](mailto:cdbgprogram@sandyspringsga.gov) or call 770-730-5600

Website: [www.sandyspringsga.gov/city-services/urban-development/planning-and-zoning/cdbg](http://www.sandyspringsga.gov/city-services/urban-development/planning-and-zoning/cdbg)

## ***AP-10 Consultation – 91.100, 91.200(b), 91.215(l)***

### **1. Introduction**

The City's Citizen Participation Plan, adopted in 2006, served as the first step in the qualification process for the CDBG program. The plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program and the evaluation of the program's annual performance. As required by the Citizen Participation Plan, the City consulted with a broad spectrum of service providers, nonprofit agencies and residents in the identification of community needs that may be eligible for consideration as five-year goals for the Consolidated Plan and the CDBG program. For the Annual Action Plan, the City contacted local public service agencies and advertised the required public hearing as outlined in the Citizen Participation Plan

### **2. Describe agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

In conformance with the Citizen Participation Plan, the City anticipates holding the required public hearings and meetings to solicit comments on community needs as part of the development of the Annual Action Plan. Those meeting dates are as follows:

1. Public Hearing and Program Update on Tuesday, February 2, 2016, at 6:00 p.m. (Sandy Springs City Hall)
2. Draft Review and Public Comment Period Announcement on Tuesday, June 7, 2016, at 6:00 p.m. (Sandy Springs City Hall)
3. Public Hearing and Annual Action Plan Adoption on Tuesday, July 19, 2016, at 6:00 p.m. (Sandy Springs City Hall)

The City of Sandy Springs has maintained a webpage dedicated to the CDBG Program and its planning and reporting documents in an effort to broaden public participation in the City's process. The City also has a dedicated email address ([cdbgprogram@sandyspringsga.gov](mailto:cdbgprogram@sandyspringsga.gov)) to allow for questions or comments to be sent to the City on any aspect of the CDBG program to give the community easy access to CDBG Program information.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Metro Atlanta Tri-Jurisdictional Collaborative Continuum of Care was dissolved in 2013, this led to the creation of Fulton County Homeless Continuum of Care (CoC) in 2014. The CoC Board has been created and members were appointed in 2015. The City of Sandy Springs will continue to support the efforts of Fulton County CoC.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

N/A

**2. Describe agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Fulton County Homeless Continuum of Care	The common goal is to find more specific homeless data for Sandy Springs. There is no new data because Fulton County CoC was just established 2014 and Board members were just appointed in 2015.

**Table 2 – Other local / regional / federal planning efforts**

## ***AP-12 Participation – 91.105, 91.200(c)***

### **1. Summary of citizen participation process/efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City of Sandy Springs adopted its Citizen Participation Plan in 2006. The Plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program, and the evaluation of the program's annual performance.

In conformance with the Citizen Participation Plan, the City anticipates holding the required public hearings and meetings to solicit comments on community needs as part of the development of the Annual Action Plan. Those meeting dates are as follows:

1. Public Hearing and Program Update on Tuesday, February 2, 2016, at 6:00 p.m. (Sandy Springs City Hall)
2. Draft Review and Public Comment Period Announcement on Tuesday, June 7, 2016, at 6:00 p.m. (Sandy Springs City Hall)
3. Public Hearing and Annual Action Plan Adoption on Tuesday, July 19, 2016, at 6:00 p.m. (Sandy Springs City Hall)

A summary of the public hearing minutes will be provided in the Appendix once received.

The City of Sandy Springs has maintained a webpage dedicated to the CDBG Program and the planning and reporting documents in an effort to broaden public participation in the City's process. The City also has a dedicated email address ([cdbgprogram@sandyspringsga.gov](mailto:cdbgprogram@sandyspringsga.gov)) to allow for questions or comments to be sent to the City on any aspect of the CDBG program and to give the community easy access to CDBG Program information.

Sort Order	Mode of Outreach	Target Outreach	Summary of Response or Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL
1	Internet Outreach	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking – Spanish</li> <li>• Persons with disabilities</li> <li>• Non-targeted/broad community</li> <li>• Residents of Public and Assisted Housing</li> </ul>				<a href="http://www.sandyspringsga.gov/city-services/urban-development/planning-and-zoning/cdbg">http://www.sandyspringsga.gov/city-services/urban-development/planning-and-zoning/cdbg</a>
2	Newspaper Ad	Non-targeted/broad community				
3	Newspaper Ad	Non-English Speaking - Spanish				
4	Public Hearing	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking – Spanish</li> <li>• Persons with disabilities</li> <li>• Non-targeted/broad community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	None received from the 2/2/2016 public hearing			

5	Public Meeting	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking – Spanish</li> <li>• Persons with disabilities</li> <li>• Non-targeted/broad community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	7/7/2016 meeting			
6	Public Hearing	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking – Spanish</li> <li>• Persons with disabilities</li> <li>• Non-targeted/broad community</li> <li>• Residents of Public and Assisted Housing</li> </ul>	7/19/2016 public hearing			

**Table 3 – Citizen Participation Outreach**

## Expected Resources

### *AP-15 Expected Resources – 91.220(c) (1, 2)*

#### Introduction

The City anticipates that the only funds available in 2016 for the selected Capital Improvement Project (CIP) project will be Community Development Block Grant (CDBG) funds. These funds will be used for the continued design and construction of pedestrian lighting and streetscapes as part of the South Roswell Road Multiyear Sidewalk Project in the City's CDBG target areas that are designated Low and Moderate Income (LMI) Census Tracts as shown on the attached map (Exhibit C) [see section AP-35, Projects for detailed description].

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	592,429	0	577,782	1,170,211	292,852	Priority to be given to infrastructure projects in LMI target areas.

**Table 4 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

N/A

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

During Phase 2 of City's South Roswell Road Multi-year Sidewalk Improvements project the City didn't anticipate the need for land acquisition because all improvements were to take place in the public right-of-way. As the City has begun work on Phase 3 of this project, Northridge Pedestrian Lighting and Roswell Road Streetscape, right-of-way acquisition will be required and is anticipated to commence in

the third and fourth quarters of 2016.



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Improvements & Infrastructure	2013	2017	Non-Housing Community Development	South Roswell Road Multiyear Sidewalk Project	Public Improvements & Infrastructure	CDBG: \$592,429	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4311 Persons Assisted

Table 5 – Goals Summary

#### Goal Descriptions

1	Goal Name	Public Improvements & Infrastructure
	Goal Description	South Roswell Road Multi-year Sidewalk Project: Phase 3 - Northridge Pedestrian Lighting and Roswell Road Streetscape

Table 6 – Goal Descriptions

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

None.

## AP-35 Projects – 91.220(d)

### Introduction

The City of Sandy Springs began its participation in HUD's CDBG Program in 2008 and the City's 2008-12 plan identified a single priority for the first five years of its program: infrastructure improvements. Consequently, a multiyear sidewalk program was developed for the Roswell Road corridor between Dalrymple Road and the Chattahoochee River. The Roswell Road Multi-year Sidewalk Project was completed in May 2015.

In, March 2016 the City completed Phases 1 and 2 of the construction of sidewalks in the southern part of the City along Roswell Road within the eligibility area. For 2016, the City will commence with the continued design and construction of pedestrian lighting and streetscape in the southern part of the City along Roswell Road within the eligibility area. This is consistent with the Strategic Plan section of the 2013-2017 Consolidated Plan.

#	Project Name
1	South Roswell Road Multi-year Sidewalk Project: Phase 3 - Northridge Pedestrian Lighting and Roswell Road Streetscape

**Table 7 – Project Information**

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Funding priorities are consistent with those outlined in the Strategic Plan as it pertains to the proposed use of the CDBG funds for pedestrian improvements; the main obstacle is related to funding. Although the area had adequate right-of-way to accommodate the sidewalk plan in Phases 1 and 2, the City with limited financial resources anticipates the need for additional funds to complete Phase 3 of this project which includes pedestrian lighting, street scape, and the need for some right-of-way acquisition. Traditionally, sidewalk projects in the Sandy Springs area have been completed in conjunction with development or redevelopment projects. Because the target area is built-out with less likelihood of redevelopment than other areas of the City, relying upon development to meet the mobility needs of the area is not an option.

# Projects

## AP-38 Projects Summary

### Project Summary Information

#	<b>Project Name</b>	South Roswell Road Multiyear Sidewalk Project
	<b>Target Area</b>	South Roswell Road Multiyear Sidewalk Project
	<b>Goals Supported</b>	Public Improvements & Infrastructure
	<b>Needs Addressed</b>	Public Improvements & Infrastructure
	<b>Funding</b>	CDBG: \$592,429
	<b>Description</b>	Phase 3 of the South Roswell Road Multiyear Project will include the design, construction, and installation of pedestrian lighting between Roswell Road and GA-400 on Northridge Drive. This phase will also include the design, inclusive of environmental work, and right-of-way acquisition for street scape improvements along Roswell Rd South of I-285 to Long Island Drive. See attached map of the selected areas for the pedestrian sidewalk improvements. Construction will include newly acquired right-of-way, some demolition of existing sidewalks, modification to utility vaults, and other minor alterations.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposes activities</b>	4,311 LMI
	<b>Location Description</b>	Roswell Road Corridor in Sandy Springs from Roswell Road to GA-400 on Northridge Road & Roswell Road South of I-285 to Long Island Drive
	<b>Planned Activities</b>	The goal of South Roswell Road Sidewalk Project is to complete the sidewalk network in the qualified target areas along the Roswell Road corridor from Interstate 285 to Long Island Drive to improve pedestrian access to commercial and retail services, City parks, public transit, the North Fulton County Service Center and other services. To complete this project, damaged walkways will be replaced and areas lacking sidewalks will have new sidewalks installed. All sidewalk improvements will meet the ADA design standards, along with the City's Suburban Overlay District Standards. The overlay district standards require paving accents, street lighting, landscaping and other improvements to complete the sidewalk network.

Table 8 – Project Summary

### ***AP-50 Geographic Distribution – 91.220(f)***

#### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The South Roswell Road Sidewalk Project will complete the sidewalk streetscape improvements in the qualified target areas along the Roswell Road corridor from Interstate 285 to Long Island Drive, specifically within Census Tract 102.12 and the pedestrian lighting improvements along Northridge Drive between Roswell Rd and GA-400, specifically within Census Tracts 101.18 and 101.19.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
South Roswell Road Multi-year Sidewalk Project	100

**Table 9 - Geographic Distribution**

#### **Rationale for the priorities for allocating investments geographically**

The geographic allocation of the City's CDBG funds is being guided by the determination that these funds can have the greatest impact when targeted to specific areas. The CDBG LMI target area map is attached (Exhibit C). As provided for in 24 CFR Part 570.208(a)(1)(ii), the City may elect to use these target areas to meet National Objective requirements for selected projects that specifically meet the Area Benefit category of activities.

#### *Exception Status:*

It is important to also note that HUD has granted the City of Sandy Springs exception status based on the upper quartile calculation that permits the City to apply an LMI (low/moderate income) Area Benefit threshold of 40.7% to the project activities in the designated target areas. The attached map (Exhibit C) illustrates the U.S. Bureau of the Census Tracts where at least 40.7% of the resident population in Sandy Springs is LMI.

#### **Discussion**

The project will improve pedestrian access to jobs, commercial and retail services, City parks, public transit, and other services for the Target Area.

## Affordable Housing

### *AP-55 Affordable Housing – 91.220(g)*

#### Introduction

According to the 2010 Decennial Census data, approximately 52.4% of the units in the City are renter-occupied. The market conditions do not indicate a need for new unit production. However, the Needs Assessment section of the 2013-2017 Consolidated Plan indicates the availability of affordable units and cost burden are issues. Although the City is not planning to use the CDBG program to provide any additional housing units, a study of existing housing data from the Census and other sources indicates the highest priorities for unmet needs are associated with small related and elderly households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

**Table 10 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

**Table 11 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

As the City embarks on updating its Comprehensive Plan there has been considerable discussion on how the City can respond to a variety of identified needs to include addressing the barriers to affordable housing for its low to moderate-income residents and workforce. The City is currently working with a consultant in hopes to arrive at some viable strategies and solutions for its affected residents.

## ***AP-60 Public Housing – 91.220(h)***

### **Introduction**

The City does not plan to undertake capital improvements that directly affect public housing.

### **Actions planned during the next year to address the needs of public housing**

The Housing Authority of Fulton County, Georgia (HAFC) was the housing agency for the unincorporated areas of Fulton County prior to the City's incorporation on December 1, 2005. The HAFC operates two public housing properties within the city limits of Sandy Springs: the Allen Road Midrise, a 100-unit senior and disabled housing development at 144 Allen Road, and the Belle Isle apartments, a nine-unit public housing property located at 151 W. Belle Isle Road.

HAFC has been awarded tax credit funding from the Georgia Department of Community Affairs, as well as Rental Assistance Demonstration ("RAD") from the United States Department of Housing and Urban Development ("HUD"). The combined \$10m funding is being used to redevelop the Allen Road Midrise, with construction projected to be completed in 2016. The redeveloped property is being renamed "Sterling Place".

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The City does not plan to take any actions to encourage resident participation in public housing management and/or homeownership programs at the facilities managed by the Housing Authority of Fulton County (HAFC).

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

### **Discussion**

Though the City will not undertake any direct public housing activities during 2016, the sidewalk projects made feasible using CDBG funding will improve mobility and accessibility for residents of these public housing properties.

## ***AP-65 Homeless and Other Special Needs Activities – 91.220(i)***

### **Introduction**

The Annual Action Plan must include the jurisdiction's strategy for reducing and ending homelessness through:

- (1) Helping low-income families avoid becoming homeless;
- (2) Reaching out to homeless persons and assessing their individual needs;
- (3) Addressing the emergency shelter and transitional housing needs of homeless persons; and
- (4) Helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs and addressing the emergency shelter and transitional housing needs of homeless persons**

The City will continue to support agencies in the area that provide services to the homeless and other low to moderate-income individuals such as the Fulton County Homeless Continuum of Care (CoC) and the Community Assistance Center (CAC). While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the City has provided an annual \$100,000 grant from its general fund to the CAC since 2010. These grant funds have been used by the CAC to further its programs for homeless and low and moderate-income individuals. The City's support of the CAC was also extended through the encouragement of its Neighborhood Associations in providing assistance in securing Emergency Shelter Grant funds from the Georgia Department of Community Affairs, as needed. Additionally, the proposed sidewalk project will provide improved access to these types of agencies and supportive services.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

While there are agencies that provide services and housing options to the homeless in Sandy Springs and North Fulton County, the need "gaps" identified in the Metro Atlanta Tri-Jurisdictional Continuum of Care Homeless Census Report cover the metro area – not just Sandy Springs. Therefore, without data

that clearly documents homeless needs specific to Sandy Springs it is difficult to discuss such needs. It is also important to note that according to the “2013 Metro Atlanta Tri-Jurisdictional Collaborative Homeless Census for the Homeless”, 84% of the homeless individuals identified were in the city of Atlanta, 11% in DeKalb County and 6% in Fulton County (outside the city of Atlanta). This would lead to an assumption that in comparison to surrounding jurisdictions, Sandy Springs located in Fulton County could be expected to have very few homeless. As such, the City has not proposed a strategy for rapid-rehousing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons. This is due largely to the lack of existing data on homeless people in the City. Furthermore, the City does not have a strategy at the present time to help families and individuals at risk of becoming homeless.

Additionally, the 2010 Census reported the City had approximately 5,301 residents with a disability. Of the City’s disabled population, the largest groups were related to physical disabilities. Although the City is not proposing to add any special needs housing, the plan to improve pedestrian mobility in the target areas will benefit disabled residents as well.

## **Discussion**

For the period of the 2013-2017 Consolidated Plan, the City’s strategy for addressing the homeless needs identified is to better document the specific needs of the homeless in Sandy Springs, separate from those reported for the Tri-Jurisdictional area that includes the city of Atlanta, Fulton and DeKalb Counties combined. This is a necessary strategy to develop a measured and thoughtful approach to addressing these needs.

The City has been in touch with Fulton County regarding the creation of the new Fulton County Continuum of and will continue to support and work with the County and other cities to research the



current state of homelessness in the community.

<b>One year goals for the number of households to be provided housing through the use of HOPWA for: N/A</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

The City's Analysis of Impediments to Fair Housing (AI) outlines "Lack of Available Land for Development" as one of the key issues impacting the development of affordable housing and residential investment.

In addition to a lack of available land, the 2027 Comprehensive Plan Community Assessment notes that the housing stock in Sandy Springs is predominantly multifamily and aging. While the age of some of the developments in the City makes them inherently affordable, it also makes these units obsolete. The Sandy Springs City Council has adopted policies and regulations such as the Apartment Inspection Ordinance to ensure that property owners are maintaining their properties in a safe and sanitary state consistent with the International Property Maintenance Code and other regulations.

While the City has taken steps towards limiting barriers to affordable housing, such as adopting Zoning Ordinances that allow for mixed-use and mixed-housing developments, the City in its AI highlighted the following recommendation for future policy development:

*7. Future Comprehensive Plan updates should analyze opportunities to directly incentivize the inclusion of mixed-income housing in future redevelopment projects consistent with Sandy Springs' policies.*

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

### **Discussion**

As the City embarks on updating its Comprehensive Plan there has been considerable discussion on how the City can respond to a variety of identified needs, which include addressing the barriers to affordable housing for its low to moderate-income residents and workforce. The City is currently working with a consultant in hopes of developing some viable strategies and solutions for its affected residents.

Future strategies for addressing such barriers could include analyses of building codes, environmental problems, impact fees, and the creation of incentive programs that encourage the development of affordable housing.

## ***AP-85 Other Actions – 91.220(k)***

### **Introduction**

The Annual Action Plan must describe the jurisdiction's planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institutional structure; and
- Enhance coordination.

### **Actions planned to address obstacles to meeting underserved needs**

As noted in the HAFC 5-year Plan and Annual Plan adopted April 30, 2011, the Allen Road Mid-Rise apartments are typically fully occupied. As of June 1, 2010, there were 115 extremely low-income families on the public housing waiting list and 119 families on the Section 8 tenant-based assistance waiting list. As such, the primary need for tenants and applicants on waiting lists who are predominantly elderly and disabled is the availability of affordable units.

The priority for the Housing Authority of Fulton County (HAFC) outlined in the agency's 5-year Plan is to maximize the number of affordable units available to the agency and increasing the number of affordable units overall.

HAFC plans to meet its 5-year goals by:

- (1) Leveraging affordable housing resources in the community through the creation of mixed - finance housing
- (2) Applying for additional Housing Choice Vouchers should they become available
- (3) Pursuing housing resources other than public housing or HCV tenant-based assistance.

For 2016, the City does not plan to undertake any actions to address public-affordable housing needs.

### **Actions planned to foster and maintain affordable housing**

According to the 2010 Decennial Census data, approximately 52.4% of the units in the City are renter-occupied. The market conditions do not indicate a need for acquisition and/or preservation of existing

affordable housing units. However, as the City updates its Comprehensive Plan it will complete analyses of existing codes, regulations, and plans to ensure that affordable, workforce housing is encouraged.

### **Actions planned to reduce lead-based paint hazards**

The 2010 Census indicates that approximately 30% of the renter-occupied units within the City have the potential to contain lead-based paint. These units would mostly be located in the LMI income areas of the City. However, more detailed information would be required prior to developing a strategy for addressing lead-based paint. At the present time, the City is not planning to undertake any housing activities and will not disturb any housing units that contain lead-based paint. The City will coordinate with the Fulton County Health Department to reduce lead-based paint hazards for children. In addition, the City's Code Enforcement Division will be alerted for lead-based paint hazards.

### **Actions planned to reduce the number of poverty-level families**

The core premise of the anti-poverty strategy is that employment is the vehicle through which those who are impoverished can best achieve the goal of self-sufficiency. The most efficient method for reaching this goal is for the City to strive for an economic climate that leads to the availability of a wide range of possible jobs available for these individuals. In 2012, the City adopted an Economic Development Plan with a city-wide focus and a City Center Master Plan to guide the redevelopment of the City's core area. Both of these plans focus on priorities adopted by the City Council to attract, retain, and strengthen business activities throughout the City and across all employment sectors. In addition to these plans, in 2010 the state of Georgia announced that Sandy Springs had been chosen for the Opportunity Zone Job Tax Credit Program which will help encourage new businesses to locate in the City - or existing businesses to expand. The program is administered by the Georgia Department of Community Affairs and offers the highest tax advantages for companies and is the most user-friendly job tax credit in the State. It allows businesses to apply a tax credit of \$3,500 per net new job created against the company's State income tax liability.

An additional strategy would be to coordinate with the Fulton County Office of Workforce Development to determine if programs or partnerships with service agencies could help the City achieve a reasonable antipoverty strategy.

### **Actions planned to develop institutional structure**

For the period of the 2013-2017 Consolidated Plan, the City's strategy for addressing the special needs populations is to ensure continued review and evaluation of permit applications for compliance with

ADA requirements.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the City has provided an annual \$100,000 grant from its general fund to the CAC since 2010. These grant funds have been used by the CAC to further its programs for homeless and low and moderate-income individuals. In addition to continuing its support of the CAC, the City's objectives for enhancing coordination will be as follows:

1. Coordinate with the Fulton County Office of Workforce Development to determine if programs or partnerships with service agencies could help the City achieve a reasonable antipoverty strategy

### **Discussion**

The actions outlined above will facilitate the City's ability to overcome obstacles in meeting the underserved needs of the identified populations.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

#### Introduction

The City anticipates that the funds available for the South Roswell Road Multiyear Sidewalk Project will be CDBG funds. These funds will be used for the design and construction of pedestrian lighting and streetscape in the City's CDBG target areas that are designated LMI Census Tracts.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
The amount of surplus funds from urban renewal settlements	0
The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
The amount of income from float-funded activities	0
Total Program Income	0

#### Other CDBG Requirements

The amount of urgent need activities	0
The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### Discussion

The City will use 100% of its 2016 CDBG allocation toward South Roswell Road Multi-year Sidewalk Project and does not plan on having any program income or urgent need activities.